

13 July 2023

Our Ref: 32283/35588

F.A.O David Eaves
Planning and Development
Havant Borough Council
Public Sector Plaza
Civic Centre Road
Havant
PO9 2AX

Dear David,

LANGSTONE PARK, 2B LANGSTONE ROAD, HAVANT, PO9 1SA
SUBMISSION OF DETAILS PURSUANT TO CONDITION 6 OF PLANNING PERMISSION
(REF: APP/21/00405)

We have been instructed by our client XLB Property Ltd ("XLB") to submit details pursuant to Condition 6 of Planning Permission (Ref: APP/21/00405) at Langstone Park, 2B Langstone Road, Havant, PO9 1SA which permits the following development:

'Variation of Conditions 2, 3, 8, 18, 19, 22 and 25 of Planning Permission APP/19/00703 relating to the erection of the flexible use industrial units in the south-western corner of the site (Phase 1).'

Background

Planning Permission (Ref: APP/19/00703) was granted on 22 July 2019 for the benefit of the, then owners of Langstone Park ("the Park"), A.G Langstone BV and Trinity Investment Management. In December 2020, the Park was sold and changes to the approved scheme were secured via a S73 application (Ref: APP/21/00405) granted on 25 August 2021 ("the S73 permission").

Condition 3 attached to the S73 permission refers to the approved phasing plan for the development. Condition 3 was amended in October 2022 (Ref: APP/22/00615) which provided an updated Phasing Plan, which set out the following approach to phasing:

Table 1: Approved Phasing

Phase	Works	Status
1	B1000 Demolition Works & Contractors Compound	Complete
2	Construction of new Industrial Units (including the provision of 250 new spaces)	In progress
2a	Construction of 240 spaces and associated footpaths and landscaping, new link road and access barrier and realignment of fire access track	In progress
2b	Construction of new B4000 elevations	Not started
2c	Construction of new B1000 elevations	Not started

Phase	Works	Status
3	Construction of 259 spaces and associated footpaths and landscaping to the north of B7000	Not started
4	Construction of 200 spaces & associated footpaths and landscaping 70 spaces South of B6000 83 spaces North of Industrial Units 47 spaces East of B7000	Not started

The details submitted pursuant to Condition 6 relate to Phases 2b (construction of new B4000 elevations) and 2c (construction of new B1000 elevations).

Condition 6

Condition 6 requires a Construction Traffic Management Plan to be submitted for approval for each phase of development. In this instance, the relevant phases relate to the construction of the new B4000 and B1000 elevations (Phases 2b and 2c respectively).

The submitted Construction Phase Health and Safety Plan (CPHSP) (July 2023) includes details as to how construction traffic will be managed including construction traffic routes (via the Brookside Road access only); measures to prevent mud being deposited on the highway (see Section 3.1.1 and 4.2.9); provision for addressing any abnormal wear and tear to the highways (see Section 4.2.9); and a programme for construction (see Section 1).

The Site Logistics Plan (Appendix A) shows the location of allocated parking for contractors and the provision for a material storage compound during site clearance and construction.

Accordingly, we seek confirmation that the requirements of Condition 6 can be considered discharged for phases 2b and 2c.

Submission Material

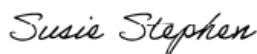
In support of this application, the following information has been submitted via Planning Portal (Ref: PP-12310686):

- Application form, duly completed;
- Covering Letter (this document);
- Construction Environmental Health Safety Management Plan (July 2023), prepared by PRC.

A payment of £116, being the appropriate fee as required by the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended), has also been made via Planning Portal.

We trust the information provided is sufficient and look forward to receiving confirmation that the application has been registered and validated. If you require anything further, please do not hesitate to contact either myself or Dan Melling at this office.

Yours sincerely



SUSIE STEPHEN
Associate Director

STANTEC UK LIMITED